

# CITY OF SAN BRUNO



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## STAFF

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## PLANNING COMMISSION

Perry Petersen, *Chair*  
Joe Sammut, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Robert Schindler  
Mark Tobin

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Tuesday, May 18, 2004  
San Bruno Senior Center  
1555 Crystal Springs Road  
7:00 p.m. to 11:15 p.m.

#### Roll Call

#### Pledge of Allegiance

1.	<b>Approval of Minutes</b>	April 20, 2004 May 4, 2004	
2.	<b>Communications</b>		
3.	<b>Public Comment</b>		
			<b>Actions</b> ▼
4.	<b>444 Hazel Avenue (UP-04-14) (MM-04-02)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a use permit and minor modification permit to allow construction of a new residence that would exceed the .55 FAR guideline, proposes a height of 29.5' above the elevation of the sidewalk in front of the house, where the second story front plane is not setback 5' from the first story, and exceeds the .44 lot coverage; per Section 12.200.030.A.1, 12.200.040.A.1, 12.200.040.B.1, 12.200.050.A, & 12.120.010 of the San Bruno Zoning Ordinance – David Hirzel (applicant/designer), Kirk & Danette Petersen (Owners)	
5.	<b>2670 Fleetwood Drive (UP-04-22), (MM-04-01)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a minor modification permit and use permit to allow a carport that encroaches two foot into the required five foot side yard setback, and proposes 49% lot coverage; per Section 12.120.010.B & 12.200.090.B.3 of the San Bruno Zoning Ordinance – Salam Mufarreh (Owners)	
6.	<b>3250 Longview Drive (UP-04-15)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a use permit to allow construction of a residence that would result in greater than 50% expansion to the existing home, and exceed 2,800 square feet with a two car garage, per Section 12.200.030.B.1 & 12.200.080.A.3 of the San Bruno Zoning Ordinance – Fred Tannous (owner/applicant)	

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7.	<b>1201 Santa Lucia Avenue (UP-03-17), (MM-04-03)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for a use permit and minor modification permit to allow construction of an addition that proposes greater than 50% expansion and a 3' right sideyard setback; per Section 12.200.030.B.1 & 12.120.010.B of the San Bruno Zoning Ordinance – David & Margaret Martin (Owners).	
8.	<b>185 Diamond Avenue (UP-04-18)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for a use permit to allow construction of an addition that would result in greater than 50% expansion to the existing residence; per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance – T.P. Lam, (Architect and Owner.)	
9.	<b>1045 Montgomery Avenue (UP-04-20)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> M1 (Industrial District)	Request for a use permit to allow a car dealership in an Industrial Zoning District per section 12.112 & 12.96.150 of the San Bruno Municipal Code; Muhammad Anwar (applicant); Italo Ditano (owner)	
10.	<b>City Staff Discussion</b>	Choose Planning Commissioners for June 17th ARC meeting.	
11.	<b>Planning Commission Discussion</b>		
12.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*